

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129307/FH/2021

Date registered valid: 8 March 2021

Proposal: Erection of a two storey side extension and single storey rear extension to form additional living accommodation

Address: 7 Greenpark Road, Manchester, M22 4DS

Ward(s): Northenden Ward

Applicant: Mr Jones 7 Greenpark Road, Manchester, M22 4DS

Agent (if any): Mrs Jade Taylor-Daly AJ Architectural 70 Oak Street, Southport, PR8 6AL

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 1 June 2021

Application details

Type of application: Full Householder Application

Development type: Householder

Standard consultations:

Printed: 12 March 2021 Expired: 2 April 2021

Neighbour notifications (re-consultation)

Printed: 12 May 2021 Expired: 22 May 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The property that is the subject of this householder application is a 2 -storey brick built semi-detached dwellinghouse. The primary entrance is taken off the side of the dwellinghouse, with the front elevation housing windows to the ground and first floor. The property has garden area to three sides, and there is a pedestrian gate taken off the front on Greenpark Road. There is no vehicular parking within the curtilage of the site, although the property could easily accommodate one off road parking space should this be desired without losing too much of the front garden area. The front boundary comprises of a 1 metre high concrete post and timber panel fence.

Beyond the front boundary is a wide grassed verge that contains mature trees before you reach the highway.

To the rear is a garden which is a combination of paving and lawn.

The property is located within the Northenden ward of the City.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area is predominantly residential in nature comprising of properties in either a semi-detached layout or quasi- semis. To the south / south east of the property lies Palatine Road, this comprises of Northenden District Centre which hosts a mix of commercial and retail properties with an eclectic mix of food establishments including restaurants cafes and take-aways.

Description of development

The proposal is for the erection of a 2 storey side extension and a single storey rear extension to create additional living accommodation in the form of an extended open plan kitchen lounge and dining room to the ground floor, and a reconfigured first floor from 3 bedrooms / office to 4 bedrooms and a family bathroom. The bathroom is being relocated to the first floor from its current position on the ground floor at the front of the house. The single storey rear extension would project from the rear elevation by 2m and would have a width of 3.92m. It would have a height to the eaves of 2.4m. The 2- storey side extension would be set back from the front of the property by 0.5m and would extend to the existing rear building line running 5.6m along the side of the property. It would be 2.8m wide.

The additional fenestration would be the same as the existing windows, with a new entrance being introduced in the front elevation rather than on the side of the property. There would be no windows in the side elevation along its boundary with number 9 Greenpark Road, with the windows in the 2 storey element being in the front and the back overlooking the applicants own property. There is one window on the single storey element facing 9 Greenpark Road. There are patio doors in the rear elevation. The materials to be used would match those of the existing. The existing windows are to be replaced with Black UPVC in line with the proposed windows.

Consultations & Notification Responses

Local residents were informed both initially and as a re-consultation due to revised plans. 2 letters of objection have been received from neighbouring properties. The main points of objection are as follows:

We currently have a gap between the buildings of number 7 and number 9 Greenpark Road. This would be lost if the 2- storey side extension were to be permitted.
We can see trees and sky that would be replaced with bricks and glass.
We would lose sun to our new gazebo. It would be a loss of outlook, privacy and light.
Our property would be overshadowed and overlooked.
We have no objection to the single storey extensions.

Issues

Policy

NPPF (2019)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, these are: an economic objective, a social and an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

Extant UDP Policies

A number of UDP policies have remained until replaced by further development plan documents to accompany the Core Strategy. The following remaining policies are considered relevant to this application:

Policy DC1.1 - Relates to residential extensions and in this case requires consideration of: the impact of the general character of the property; the effect upon the amenity of neighbouring occupiers; the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs and the overall appearance of the proposal in the street-scene. Given the requirements of the resident it is considered that this policy is relevant and the proposed design represents an appropriate response.

Policy DC1.2 - Requires consideration of the extensions to ensure that it is not excessively large or bulky. It is considered that the extension is a proportionate response to meet changing occupational needs.

Policy DC1.3 states that notwithstanding the generality of the above policies, the Council will not normally approve:

- a). rearward extensions greater than 3.65 metres in length;
- b). 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c). 2-storey extensions to terraced properties which occupy the full width of the house;
- d). flat roofed extensions to bungalows;
- e). extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

DC1.5 The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The following policies are relevant for this application:

Policy DM 1 - Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

Issues

Principle

The proposed development is an extension to a residential dwelling, this is considered acceptable in principle as many people prefer to extend their homes rather than move in order to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single- family dwelling house it is not considered that the proposed extension would give rise to any significant additional waste or parking pressures.

Residential Amenity/Visual Amenity

The proposed two storey side extension would be set in from the side elevation of the adjacent property number 9 Greenpark road. Number 9 has recently had the benefit of a single storey side extension. The two properties have a splayed relationship, and the proposed extension at 7 Greenpark Road would be set back from the front elevation and the ridge height lower than the existing. It has also been designed with a hipped roof, and even following a 2- storey side extension to number 7 there would still be a gap retained. As such there would be no terracing effect, and the character of the street-scene would be maintained. The single storey extension has a projection of 2 metres and following the developments, there would be sufficient usable amenity space retained for the occupants.

The objectors have expressed concern that the proposed 2 storey side extension would result in overlooking, loss of light, overshadowing and loss of privacy, whilst it is acknowledged that the gap between numbers 7 and 9 Greenpark Road will be reduced, the roof has been hipped and lowered to reduce the impact of the proposed extension, and given the retained distances between the properties on Greenpark Road, and those to the rear on Kenworthy lane, the modest extensions would not result in overshadowing, being lower than the host property itself. The sun already clears the host property which is higher, the tree line sits well above the property, and would still be partially viewed, and the extension would be no closer to the 2 properties concerned, with there being a distance of approximately 23 and 24 metres respectively from rear wall to rear wall between the properties. As such it is not considered that the proposal would have such a detrimental impact upon the levels of residential and visual

amenity of the neighbouring properties as to merit refusal. It is considered that the proposal is in accordance with policy DM1 and saved Policy DC1.

The single storey goes no closer to number 9 Greenpark than the original house, and there is a large gap retained on the rear between the extension and the adjoining property number 5 Greenpark Road, and is considered to be in accordance with policy DM1 and saved policy DC1.

The materials to be used would match those of the existing property and are considered acceptable.

Flood Risk – The Councils Flood Risk Management team do not object to the proposals but recommend a condition relating to the submission of further details to deal with the drainage at the site. A pre-commencement condition has been proposed to deal with this matter.

Scale and Massing- The proposal has been designed to remain subservient to the host property having set-backs and a set down and retaining a hipped roof, and is considered acceptable and in accordance with policies DM1 and saved policy DC1.

Waste Management- is unaffected by the proposed extensions.

Vehicle Parking- The situation would remain the same post development.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance a reduced dormer extension was negotiated, and appropriate conditions have been attached to the end of this report. The scheme is considered to be in accordance with the guidance contained within saved policy DC1, of the Manchester Unitary Development Plan and to policies SP1, EN3 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Jones/01- Existing floor plans and elevations received 8th March 2021

Jones/02 Rev A- Proposed floor plans and elevations received 12th May 2021.

Location Plan received 5th February 2021

Flood Risk information received 8th March 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the extensions hereby permitted including patching in shall match those of the existing building in type, size, colour texture (including mortar), and those stated on the submitted drawing and Householder Application Form.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or doors shall be inserted into the elevations of the extension hereby approved other than those shown on the approved plans.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy policy SP1 and DM1 Core Strategy for the City of Manchester.

5) No development shall take place until an updated Flood Risk Assessment is submitted to and approved in writing by the City Council as local planning authority, the updated FRA shall include:

- An assessment of the flood risk posed by groundwater to the development. This should also include associated openly accessible maps.
- Identification of any recorded historic flood events on site.
- Identification of safe access and egress during flood events.
- An outline drainage layout should be produce highlighting the locations of the proposed permeable pavings and aco drains surrounding the proposed extension (as listed within the FRA by AJ Architectural Ltd).
- Overland flow arrows should be overlain on the drainage layout drawing to illustrate how the proposed drainage will attenuate the surface water run-off and prevent water flowing into the adjacent property.

The development shall be subsequently carried out in accordance with the agreed details.

Reason: To ensure that the appropriate mitigation measures are put in place should a flood event occur and to confirm that the proposed development will not cause an increased surface water flood risk to adjacent properties, pursuant to national policies within the NPPF and local policy EN14.

Informatives

1) MCC records highlight that the underground culvert 'Green Park Drain' is located within close proximity to the site (approximately 7m to the West of the site, towards Greenpark Road), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

2) It is recommended that the application property signs up to the Environment Agency's early flood warning services.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

1 Coppice Drive, Manchester, M22 4DT
5 Greenpark Road, Manchester, M22 4DS
16 Greenpark Road, Manchester, M22 4DR
39 Kenworthy Lane, Manchester, M22 4FJ
37 Kenworthy Lane, Manchester, M22 4FJ
9 Greenpark Road, Manchester, M22 4DS
18 Greenpark Road, Manchester, M22 4DR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH